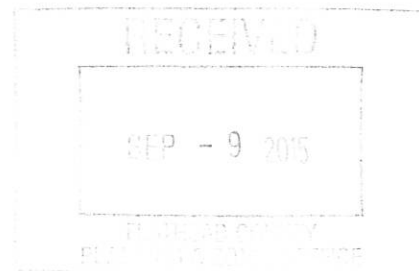




Flathead County

Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 760

PROPOSED USE (as described in the Flathead County Zoning Regulations):

RV storage under 3.42.030 and caretaker's facility under 3.42.030

Also multiple use under 3.03.020 number 3

OWNER(S) OF RECORD:

Name: Brandy Land Limited Partnership, Bob Cherot Phone: 857-2170

Mailing Address: 137 Marco Bay Loop

City, State, Zip Code: Somers, Montana 59922 59932

Email: CAROUSEL@DIGISYS.NET

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Russell Barber Phone: 883-0584/471-1790

Mailing Address: 30570 Great Pine Hill

City, State, Zip Code: Polson, Montana 59860

Email: rbarber47@hotmail.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street

Address: 130 Bills Road

S 7 T 26N R 20W

Subdivision

Name: Pandas Corner

Tract Lot Block

No(s). 3 No. 3 No. 3

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

Lakeside

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

The proposed structures will comply with the required setbacks and allow occasional vehicle traffic between the buildings and include the required 3 parking.

- (2) adequate access

There is deeded access from the adjacent property on the east and direct access to Bills Road.

- (3) absence of environmental constraints

There are no known environmental constraints.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

The location of three parking places is indicated on the attached plot plan.

- (2) traffic circulation

The primary traffic will be myself and occasionally someone delivering an RV or boat for storage or retrieving one from storage.

- (3) open space

The proposed plan meets all the required setbacks from property lines and includes more than adequate space for anticipated vehicle movement.

- (4) fencing, screening

A chain link fence will be installed around the RV storage yard that will comply with Lake County Code.

- (5) landscaping

Natural plant growth will be controlled on the property. The majority of the surface will be gravel.

- (6) signage

No signage is anticipated at this time.

- (7) lighting

All lighting will be hooded or directed in a manner such that the light source shall not be deleterious to the adjoining property owners or occupants.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Lakeside County Water and Sewer District has a sewer line in Bills Road adjacent to the property.

- (2) water

Water from Lakeside County Water and Sewer District is located along Bills Road adjacent to the property.

- (3) storm water drainage

Storm water drainage will not be significantly changed from current situation.

- (4) fire protection

Lakeside Fire Department is just across the road from the property.

- (5) police protection

Police protection is provided by the Lake County Sheriff's Department.

- (6) streets

Property is located adjacent to Bills Road.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

I anticipate that on most days my personal vehicle will be the only traffic into or out of the property.

- (2) noise or vibration

Other than an occasional vehicle coming or going most noise will be contained within building. I am a woodworker and my power tools make a limited amount of noise that will probably not be noticeable outside the building.

- (3) dust, glare or heat

No dust, glare, or heat will be created outside the building

- (4) smoke, fumes, gas, or odors

No fumes, gas, or odors will be created. The only smoke will be from a wood burning heating stove in the shop

- (5) inappropriate hours of operation

It is anticipated the the RV storage business will only be conducted during normal business hours.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts

- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - (The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Robert J. Clark GENERAL MANAGER
Owner(s) Signature (all owners must sign)

9/08/2015
Date

Russell E. Barkley
Applicant Signature (if different than above)

9/9/2015
Date

BRANDY LAND LIMITED PARTNERSHIP

137 Marco Bay Loop
Somers, MT 59932
Phone: 406 857-2170
Email: carousel@digisys.net

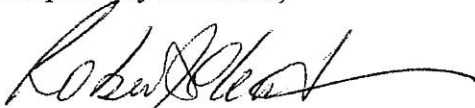
September 8, 2015

Flathead County Planning and Zoning
1035 First Avenue West
Kalispell, Montana 59901

To Whom it may concern,

Russell Barber is purchasing 130 Bills Road in Lakeside from us with a closing date of November 3, 2015. He has our permission to submit the attached Conditional Use Permit Application for structures he would like to construct on the property.

Respectfully submitted,



Robert J. Cherot
General Partner

SEP - 9 2015